Bill Garrett Davidson County
Batch# 112311 DEEDWARR
07/03/2018 11:47:42 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20180703-0064449

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edward P. Kister, III & Sharon R. Kister 8330 Riley Adcock Rd Joelton, TN 37080	Edward P. Kister, III & Sharon R. Kister 8330 Riley Adcock Rd Joelton, TN 37080	004000-225.00

THIS INDENTURE, made this 29th day of June, 2018 between

James A. Pritchett and wife, Donna D. Pritchett

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Edward P. Kister, III and Sharon R. Kister, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in the 14th Civil Dostrict of Davidson County, Tennessee, to wit:

Beginning at a set iron pin in the westerly margin of Riley Adcock Road, said pin being the most northeast corner of the Mary Cline Subdivision, Instrument No. 20040527-0062251, R.O.D.C.T. and the most southeast corner to herein described tract; thence now leaving said margin with the line of said Mary Cline Subdivision, N 54 deg. 50' 04" W, 554.34 feet to an existing iron pin in the line of Sandra Baxter in DB 8895, Page 532, R.O.D.C.T.; thence now leaving said Mary Cline Subdivision with said Baxter N 09 deg. 23' 26" W, 594.56 feet to an existing iron pin; thence now leaving said Baxter with a new line S 41 deg. 49' 09" E, 1075.52 feet to a set iron pin in the westerly margin of previous said Riley Adcock Road; thence with said margin and a curve to the left (l= 47 deg. 54' 31" , R= 285.53' & CB= S58 deg. 00' 57" W, 196.56 feet, L= 200.67 feet) to the point of beginning, containing 5.034 acres.

Being the same property conveyed to James A. Pritchett and wife, Donna D. Pritchett, by Quitclaim Deed dated 11/18/16 from James A. Pritchett and wife, Donna D. Pritchett of record in Instrument No. 20161201-0126083, and by Warranty Deed dated 6/10/04 from Mary Cline, unmarried of record in Instrument No. 20040623-0074279, Register's Office for Davidson County, Tennessee.

The above description if subject to a septic overflow easement as shown on the plat of the Mary Cline Subdivision.

The above described tract is subject to ingress and egress serving tract two on the same survey, described as follows:

Beginning at a set iron pin in the northwesterly margin of Riley Adcock Road, said pin being the most easterly northeasterly corner of said tract one; thence with said margin and a curve to the left (l= 13 deg. 13' 42", R= 285.53 feet & L= 65.92 feet) CB=S 71 deg. 32' 05" W, 65.78 feet; thence now leaving said margin N 33 deg. 07' 05" E, 62.55 feet to a point in the southwesterly line of the above described tract; thence with the common line of tracts one and two, S 41 deg. 48' 09" E, 42.33 feet to the point of beginning.

This is (X) improved ( ) unimproved property known as: 8330 Riley Adcock Rd., Joelton, TN 37080.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

James A. Pritchett

Donna D. Pritchett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James A. Pritchett and Donna D. Pritchett, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 29th day of June, 2018.

Notary Public

Karen B. Heavener State of Tennessee Notary Public Davidson County

My Commission Expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $320,000.00.

Affiant

Sworn to and subscribed before me, this 29th day of June, 2018.

Notary Public

Karen B. Heavener State of Tennessee Notary Public

My Commission Expires: 7/8/19